

Old Tippecanoe City
Foundd 1840

Tipp City Restoration & Architectural Board Of Review



The Frings & Bayliff Funeral Home
327 West Main Street

QUICK REFERENCE GUIDE

For a free copy of the District
Guidelines call (937) 667-6305

The Secretary of the Interior's Standards for Rehabilitation

Tipp City has adopted the Department of Interior's Standards for Rehabilitation. These Standards and locally developed guidelines (available on request at the city building) are applied to all projects, taking into consideration economical and technical feasibility. These Standards pertain to historic buildings of all construction types, materials, sizes, and occupancy. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1) ***The use should fit the building.*** Every reasonable effort should be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2) ***Keep distinctive features.*** The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.

3) ***Do not make the building look older than it really is.*** All buildings, structures, and sites should be recognized as products of their own times. Alterations that have no historical basis and which seek to create an earlier appearance should be discouraged.

4) ***Some past alterations should be kept.*** Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

5) ***Respect the distinctive features which make your building special.*** Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.

6) ***Repair rather than replace.*** Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated historic, physical, or

pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7) ***Do not sandblast.*** The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic material shall not be undertaken.

8) ***Preserve archaeological resources.*** Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9) ***Contemporary alterations should be compatible with the original.*** Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10) ***Alterations should not permanently change the original.*** Whenever possible new additions or alterations to structures should be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.

Restoration & Architectural Board of Review



309 West Main Street

The historic district of Old Tippecanoe was established in 1974 by Tipp City ordinance. One purpose of the restoration

ordinance is to stabilize and improve property values within the District through the protection and preservation of the characteristics that make the District a unique place. The Board strives to ensure residents of the District that the architectural details and structures that reflect the pride and craftsmanship of a bygone era will remain harmonious with the existing historic architecture.

Certificates of Appropriateness

Property owners within the District are required by law to apply for a Certificate of Appropriateness before beginning any exterior construction, alteration, repair, relocation or demolition.



The Chaffee Building
East Main Street

Is it Time to Make a Change?

Here are a few simple steps to help you before making any *exterior* changes to your District structure:

- 1) Check to see if your property lies within the District. Use the map in this brochure to identify the location of your property.
- 2) Start your own review process. Obtain as much information about the history of the property as possible. For example, speak with the previous owners, look for old photos or visit the Historical Society of Tipp City.
- 3) Pick up a Certificate of Appropriateness and any other necessary building applications at the Tipp City Government Center..
- 5) Complete the application, with as much detail as possible, by providing sketches, photos, drawings, paint samples, etc. If necessary, consult your contractor to ensure the accuracy of the application.
- 6) After completing the application submit it at noon on the Thursday prior to the regularly scheduled meeting.



105 West Main Street

- 7) You or a representative familiar with the project should attend the

meeting at which your application will be reviewed .

Board Meetings

The Board meets at 7:30 p.m. on the fourth Tuesday of each month in the Council Chamber. Along with the application, applicants must provide any additional information that will assist the Board in reaching a decision on the proposed activity.

Restoration Assistance

In addition to maintaining the standards of the Old Tippecanoe Historic District, the Board also serves in an advisory capacity to any interested party. Drawing on their collective expertise in historic restoration and maintenance, Board members can provide solutions and viable alternatives to proposed activities. For your convenience the Board has also established a reference section in the Tipp City Public Library.

Tax Credits

Federal tax law offers a 20% tax credit for the rehabilitation of income producing historic buildings, and a 10% tax credit for the rehabilitation of non-historic income producing buildings built before 1936. The credits are dollar-for-dollar reductions of taxes owed. The 20% rehabilitation investment tax credit equals 20% of the amount spent in a *certified rehabilitation* of a *certified historic structure*. The 10% rehabilitation investment tax credit equals 10% of the amount spent to rehabilitate a *non-historic building* built before 1936.

Property Maintenance

As part of Tipp City's efforts to preserve the character and nature of the District, the ordinance requires owners to maintain their property so that it does not fall into a state of disrepair. This includes maintaining exterior walls, roofs, chimneys, mortar, windows, doors, and other building elements.

Preservation

The Old Tippecanoe City Restoration and Architectural District was created in part to preserve the unique character of historical Tippecanoe City. Your preservation efforts will serve as a visible reminder of the history and cultural heritage of our city, state and nation.

Website Address

www.tippcityohio.gov

District Map

Use the map below to identify the location of your property. The District boundary is indicated by a thick, bold line. If your property is within this boundary then you must apply for a Certificate of Appropriateness before making any *exterior* changes to any structure on your property.



The Restoration & Architectural Board of Review
260 S. Garber Dr.
Tipp City, OH 45371

Revised 04/2005